

057.B

0001

0003.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

255,500 / 255,500

USE VALUE:

255,500 / 255,500

ASSESSED:

255,500 / 255,500

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
9		RYDER ST, ARLINGTON

OWNERSHIP

Unit #: 3

Owner 1: BUTTERS ARLENE
 Owner 2:
 Owner 3:

Street 1: 9 RYDER STREET--UNIT 3

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1969, having primarily Brick Exterior and 596 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt	12	41C
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6012																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	255,500			255,500			
Total Card		0.000	255,500			255,500	Entered Lot Size		
Total Parcel		0.000	255,500			255,500	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card: 428.69		/Parcel: 428.6	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	248,400	0	.	.	248,400	248,400	Year End Roll	12/18/2019
2019	102	FV	205,400	0	.	.	205,400	205,400	Year End Roll	1/3/2019
2018	102	FV	170,600	0	.	.	170,600	170,600	Year End Roll	12/20/2017
2017	102	FV	159,000	0	.	.	159,000	159,000	Year End Roll	1/3/2017
2016	102	FV	159,000	0	.	.	159,000	159,000	Year End	1/4/2016
2015	102	FV	157,200	0	.	.	157,200	157,200	Year End Roll	12/11/2014
2014	102	FV	165,100	0	.	.	165,100	165,100	Year End Roll	12/16/2013
2013	102	FV	165,100	0	.	.	165,100	165,100		12/13/2012

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
		15281-535		10/1/1983		44,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/21/2018										Measured	DGM	D Mann
5/6/2000										197	PATRIOT	

Sign:	VERIFICATION OF VISIT NOT DATA	_____	_____	_____
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Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

2021

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

Total Card / Total Parcel

255,500 / 255,500

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EXTERIOR INFORMATION

Type:	7 - Condo Garden	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	2 - Steel	
Prime Wall:	7 - Brick	
Sec Wall:		%
Roof Struct:	4 - Flat	
Roof Cover:	4 - Tar & Gravel	
Color:	BRICK	
View / Desir:	F - Fair	

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	0	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

Building Number 1.

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 3	BRs: 1
	Baths: 1	HB: 0

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1969
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall	
% Sprinkled:	

CONDOS INFORMATION

Location:	R - Rear
Total Units:	
Floor:	1 - 1st Floor
% Own:	4.409999847
Name:	6 - 6012

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30	%

CALC SUMMARY

Basic \$ / SQ:	320.00
Size Adj.:	1.50671136
Const Adj.:	0.94462198
Adj \$ / SQ:	455.447
Other Features:	32709
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	364986
Depreciation:	109496
Depreciated Total:	255490
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	
Special Features:	0
Final Total:	255500
Val/Su SzAd	428.69
Val/Su Net:	428.69

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	0	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

OTHER FEATURES

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:	0	Rating: Average
WSFlue:		Rating:

COMMENTS

Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 3	BRs: 1
	Baths: 1	HB: 0

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 3	BRs: 1
	Baths: 1	HB: 0

CONDO INFORMATION

Exterior:			
Interior:			
Additions:			
Kitchen:			
Baths:			
Plumbing:			
Electric:			
Heating:			
General:			
	Totals		
	1	3	1

REMODELING

No Unit	RMS	BRS	FL
1	3	1	0

No Unit	RMS	BRS	FL
1	3	1	0

No Unit	RMS	BRS	FL
1	3	1	0

No Unit	RMS	BRS	FL
1	3	1	0

No Unit	RMS	BRS	FL
1	3	1	0

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1	3	1	0

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1	3	1	0

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1	3	1	0

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1	3	1	0

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1	3	1	0

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1	3	1	0

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1	3	1	0

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1	3	1	0

No Unit